



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MARCH 20, 2003

PRESENT: Fruit, Martin, Pyle, Kennett

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

MINUTES:

**MARCH 6,
2003**

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO
APPROVE THE MARCH 6, 2003 MINUTES AS WRITTEN. THE
MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

AYES: FRUIT, PYLE, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CONSENT CALENDAR:

1. **EXTENSION OF TIME, EOT-03-04: BERKSHIRE-SINGH** A request for approval of a six-month extension of time for the construction of a four-lot subdivision. The subject site is located at the northeast corner of Hale Avenue and Llagas Road. in the R1-7,000 Zoning District.

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE A SIX MONTH EXTENSION OF TIME FOR THE CONSTRUCTION OF A FOUR LOT SUBDIVISION LOCATED AT THE NORTHEAST CORNER OF HALE AVE. AND LAGAS RD. IN THE R-17,000 ZONING DISTRICT.

THE MOTION PASSED BY A VOTE OF 3-0-1 AS FOLLOWS:

**AYES: KENNETT, FRUIT, PYLE
NOES: NONE
ABSTAIN: MARTIN
ABSENT: NONE**

OLD BUSINESS:

2. **SITE REVIEW AMENDMENT, SRA-02-11: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS**: A request for approval of amendments to architectural plans approved for three light industrial building (18,782 sq. ft., 24748 sq. ft. & 29092 sq. ft.) to be constructed on a 4.83 acre area located on the east side of Butterfield Blvd. between the north and south intersections of Digital Dr. and Butterfield Blvd.

BOARD MEMBERS MARTIN/PYLE MOTIONED TO AN AMENDED TO THE SITE, LANDSCAPE AND ARCHITECTURAL PLANS FOR THREE LIGHT INDUSTRIAL CONDOMINIUM BUILDING LOCATED WITHIN THE MORGAN HILL RANCH PUD ZONING DISTRICT.

THE MOTION PASSED BY THE FOLLOWING VOTE:

**AYES: MARTIN, PYLE, KENNETT, FRUIT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

NEW BUSINESS:

3. **SITE REVIEW, SR-02-19: DEPOT-GRANARY**: A request for approval of site and architectural plans for a remodel and conversion of the former Isaacson Grains building to a 13,213 sq. ft. commercial office building. The project is located at 17500 Depot Street in the CC-R, Central Commercial Residential District.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO OPEN AND CONTINUE THE APPLICATION TO THE APRIL 3, 2003 MEETING.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: PYLE, KENNETT, MARTIN, FRUIT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

4. **SITE REVIEW AMENDMENT, SRA-01-30: TENNANT-SAFEWAY:** A request to amend the site review approval granted for the construction of a 54,799 sq. ft. grocery store, a fuel center and office building within the Tennant Station Shopping center located on the south east corner of the intersection of Tennant Ave. and Monterey Rd.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE AN AMENDMENT TO RESOLUTION O2-010 INDICATING THE SIZE OF THE OFFICE BUILDING ON PAD 5 AS 7,658 SQ. FT.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, MARTIN, PYLE, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

OTHER BUSINESS:

5. **UNIFORM SIGN PROGRAM USP 03-05: TENNANT-SAFEWAY:** A request for approval of a uniform sign program for the Tennant Station Shopping center located on the south east corner of the intersection of Tennant Ave. and Monterey Rd.

BOARD DISCUSSED THE PROPOSED SIGN PROGRAM AND GAVE THE FOLLOWING RECOMMENDATIONS:

Sheet 1

- a. White halo lighting should be used for name of shopping center.
- b. The location of the sign should be shown in reference to the landscape plan and proposed berming.

Sheet 2

- a. A portion of the sign base may be left open. However, if the area is less than 3 ft., make it solid.
- b. Clarify that the maximum number of tenants identified on one side of the sign can be four.

Sheet 11

- a. Each monument/fuel sign should be redesigned for a maximum of 32 sq. ft. of sign area. This excludes any architectural detailing on the sign.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, Chair Kennett adjourned the meeting at 9:00 p.m.

MINUTES PREPARED BY:

TERRY LINDER